



**Needs Assessment Committee
Work Session Minutes
September 6, 2007
8:30 a.m.**

Meeting Minutes

Thursday, September 6, 2007

**Shelby County Administration Building
4th Floor Conference Room**

Committee members present:

Nisha Powers, Chairman
Cato Johnson, Vice-Chairman
Nick Clark, Vice-Chairman
Scott Fleming, Secretary
Jay Weatherington
Commissioner Mike Ritz
David Pickler, Chairman SCS Board

Committee members absent:

Patrice Robinson, President MCS
Commissioner Sidney Chism
Aubrey Howard

Non-Voting Members Present:

Grace Hutchinson

Others Present:

Richard Holden
Louise Mercuro
John Zeanah
Lindsey Melvin (Commercial Appeal)

Michael Goar
Shobhan Koneru
Paula Lewis

1. Welcome and Introductions

Chairman Nisha Powers called the meeting to order at 8:35 a.m.

Chairman Powers opened the meeting by welcoming Commissioner Mike Ritz to the committee and stating that Commissioner David Lillard has resigned from the committee due to his new responsibilities as Chairman of the County Commission

Commissioner Ritz – look forward to serving on this committee. He has been attending the meetings so he is pretty much up to date on what is going on.

2. Reports from both MCS and SCS on annexation issues

Michael Goar – Annually the MCS get \$42m for capital projects. There are major challenges in our deferred maintenance program. There are major capital needs in the proposed annexation areas. This presentation pertains strictly to the annexation area

schools and does not go into detail regarding the existing deferred maintenance problems.

Louise Mercurio – Gave a PowerPoint presentation showing the immediate needs of the elementary, middle and high schools in the Berryhill and Countrywood areas. The current enrollment in these areas is 3,400 but project 3,427 students in 2009-2010.

The projected outlook for Cordova, Chimneyrock and Kate Bond Elementary schools shows a need to accommodate approximately 531 additional students in 2009-2010. The MCS and SC School boards have an agreement that the County will keep these students until June 30, 2009. After that, MCS will be responsible for these additional students.

The projected outlook for Cordova Middle School shows a need to accommodate 518 additional students.

Cordova High School will have to accommodate 300 additional students.

The planned solution is as follows”

- New Cordova Area Elementary (850-900 students)
- New Kate Bond Middle (1100 students)
Schools will open July 2009
- Kate Bond Elementary 10-classroom Addition (replace portables, demolish for Middle School) will open July 2008
- Chimneyrock Elementary Expansions and Upgrades (to include cafeteria upgrades and stand alone gymnasium)
- Cordova Middle New Gymnasium

The projected cost due to annexation over the next five years (land and buildings) is as follows:

IMMEDIATE IMPACT

- New Cordova Area Elementary: \$19,000,000
- Kate Bond Middle: \$22,500,000
- Kate Bond Elementary addition: \$3,200,000
- Wooddale High Improvements: \$3,800,000
- Chimneyrock Elementary Expansions and Upgrades: \$9,000,000
- Cordova Middle New Gymnasium: \$2,000,000

FUTURE IMPACT

- New Cordova Area High: \$27,000,000
- New South Cordova Area Elementary: \$20,000,000
- New Southwind-Windyke Elementary: \$20,000,000

TOTAL PROJECTED COST: \$126,500,000

When County students switch over to City students there is a shift. County schools utilize a lower student teacher ratio on average than the Memphis City Schools.

Commissioner Ritz – Did the annual report show a differential between utilization of class rooms and capacity.

Scott Fleming – The annual report did not go into that.

Commissioner Ritz – The academic capacity of these schools would be very important to this committee. Requested a report by school of the physical capacity (with and without portables) and the academic capacity. The capacity last year was 75,000; enrollment was less than 60,000 in all elementary schools.

Michael Goar – These students are coming to MCS in 2010. The County agreed to keep them for two years but we have to have schools ready to accommodate them. Our needs are immediate. We projected in 2004 the need for another elementary school.

Nick Clark – We need to see a combined report from the MCS and SC schools to provide us with the numbers per school so we can prioritize the schools that are needed. We need to see the whole impact including annexation and deferred maintenance.

Nisha Powers – Is this an action that we need to vote on today or has this been taken care of previously?

Michael Goar – You have not acted on these capital requests. The dilemma is do we spend the \$42m on two new schools and not do any deferred maintenance for the next two years or will this body and the County Commission come up with more funding. Based on the County Commission diverting funds to capital in the budget cycle, we are asking for those funds now.

Richard Holden - Through 2009 the SC schools are covered through the joint agreement. Our capital needs are estimated at \$172m.

Scott Fleming – Get us a document that has both city and county in one form so that we can see all of the needs together.

David Pickler – One of the major problems is that so many decisions they have to make are that they don't have the full information on annexation. For the past 10 years, every time the city annexes, it puts both school boards into crisis situations.

Would like this committee to recommend and approve an agreement that gives the school boards the authority to put in permanent boundaries so that annexations would not affect the schools. In working with the consultant to once and for all, either positive or negative to come up with the fiscal impact a special school district for both schools boards would have.

Nisha Powers – Perhaps we should ask the County Attorney if this is within this committee's purview.

David Pickler – If legislation is passed to enter into a special school district to enact permanent school boundaries what would the impact be? That is the question that needs to be answered.

Michael Goar – the MCS Board has instructed staff to assess this issue for MCS and report back to them.

Commissioner Ritz – Suggested that no action be taken on this matter today. Asked Grace to look into and report back at the next meeting.

Motion: Motion was made by Jay Weatherington to recommend to the County Commission that funding for these immediate needs be approved. Second by Cato Johnson.

Commissioner Ritz – We might be better served to get all of the information in one report and look at financing that has already been given to the schools for capital needs. Both school systems have considerable reserves that could be dipped into.

Scott Fleming - Our job as a committee is to recommend the needs and let the County Commission decide how to fund them. We should wait and get a full report before we take any action and vote on this at the next full committee meeting.

Jay Weatherington - Withdraw the motion

Action: No objection to the motion being withdrawn.

Michael Goar – We can not possibly get you a report of students per school in two weeks.

Commissioner Ritz – The next month or two will be fine.

3. SCS – Potential sites for new construction

Commissioner Ritz – Had heard there are existing contracts being proposed for schools. Don't know if they are in the budget or not but am hearing questions that the properties in question have no sewer nearby.

Richard Holden – When we bring a proposal to the school board for a potential school site, it's after staff research. We discuss it at a board work session, which is a public session with the media there. In order for the superintendent and staff to move forward in actually purchasing the site the SC board's procedure is to authorize the superintendent to enter into a contingency contract for this plat which continues to do due diligence on that land. The criteria for looking for property is location, certain size piece of property – 18-20 acres to accommodate an elementary school, high school 60-70 acres; all utilities to support a school function; requires different low and pressures on gas and water.

Commissioner Ritz - Can we assume that the school board would budget to bring a sewer to a site if one did not exist?

Richard Holden - We budget based on our historical evidence of what a school costs to build. Cost of land, cost of design fees, cost of construction and furniture fixtures and equipment. When we give you a budget for a school project it includes those items. Bringing the sewer to the site can be so expensive that we would have to eliminate that site from contention, so we typically do work with developers who are bringing sewer to the site for other reasons in order to pick a piece of property.

Commissioner Ritz - We don't want to get into a situation where the County Commission is providing the road and the sewer. It has happened. My concern was is this coming back to us.

Richard Holden - We have two pieces of property under consideration. With both of these sites the seller either has already brought all of the utilities that are necessary to the school or it is in the contingency contract that they will agree to do so.

There being no further business, the meeting was adjourned at 10:15

Respectfully submitted,

E. Scott Fleming, Secretary

Date